

From:
To: [Katie Chew](#)
Cc:
Subject: Neighbour Comments on Planning Applications at Yew Tree Farm, Farnley Tyas 2021/62/93006/E; 2021/65/93007/E; 2021/62/92969/E
Date: 09 October 2022 10:24:27

Dear Ms Chew

I commented on the original plans for this proposed development in September 2021 (neighbour representation 895498) https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/93006&file_reference=895498

Since that time, revised plans and new supporting documentation have been submitted. It is disappointing however to note that many of the original objections by myself and others have not been addressed in the revised proposals by the applicant. The majority of my original comments still stand and I would ask that these be taken into account as well as this current submission.

- The plans still involve removal of two mature sycamore trees (marked on the plans as T1 and T4). Both trees are subject to Tree Preservation Orders (The Kirklees Council Tree Preservation Order 12 of 2021). Tree T4 in particular in the south-east corner of the site can be viewed from some distance away when approaching the village from the south and is part of the visual amenity of the setting. It has been confirmed by the Kirklees Arboricultural Officer that part of the reasons for granting the TPO are *"These trees are prominent features of the local landscape and contribute to the character of the local conservation area, therefore provide high visual amenity value. It is to protect the public amenity afforded by these trees that the Order is made."* The applicant has given no compelling reason for why Tree T4 should be removed so it must be assumed that this is solely to allow the building of a house on Plot 10, which in my view is not an acceptable reason.
- The development (including gardens) should not be permitted to encroach onto the green belt.
- The proposed height and ground-floor levels of the new-build properties, when taking into account the sloping site, will dominate listed buildings and other existing properties, including my own. It will also dominate the view when entering Farnley Tyas.
- The new buildings should complement the style and character of the listed buildings. The proposed new buildings, despite some very minor changes to the amount of timber framing, still appear suburban in character and do not reflect a farm environment.
- Regarding the non-listed farmhouse building. If after consideration of the structural reports, it is concluded that this building cannot be saved, the proposed

replacement 'replica' farmhouse should be built using reclaimed material from the existing building rather than the proposed new stone and slates.

- The proposed parking area, in proximity of the listed buildings, and visible from the Golden Cock pub at the centre of the village, is visually unappealing.
- Concerns about bats and wildlife still stand.
- As a near neighbour to the development site, earlier concerns around dust, noise, disruption still stand and I would request that appropriate conditions be set to mitigate this.
- The number of dwellings and the overall layout of the site needs serious reconsideration.

Please regard this as my objection to the plans.

If Planning are intending to support these applications, then because of the unique nature of this site I would repeat my earlier respectful request that this should be considered by the planning committee and that there should be a site visit by committee members prior to taking any decision.

Kind regards